

MEMORANDUM

DECEMBER 8, 1983

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT J. RYAN, DIRECTOR

SUBJECT: PROPOSED PLANNED DEVELOPMENT AREA:  
NORTHEAST CORNER OF LONGWOOD AVENUE  
AND BINNEY STREET, FENWAY

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Longwood North Joint Venture, consisting of two Massachusetts limited partnerships the general partners of which will be (1) a subsidiary of the Children's Medical Center Corporation and (2) three physicians who are currently trustees of the Longwood Avenue Medical Building Trust, seeks a Planned Development Area (PDA) designation for 1.1 acres of land located at the northeast corner of Longwood Avenue and Binney Street in the Fenway district of Boston. The attached Fact Sheet describes the project; the Development Plan and its incorporated drawings constitute the documentation for the PDA.

The staff finds that the 5-story, 70-foot medical office building, with retail and service uses on the ground and mezzanine floors, is compatible with neighboring medical and other institutional uses, and that the parking garage, which will replace existing surface parking for 288 cars and add approximately 212 spaces, will mitigate a shortage of off-street parking in the Medical Area. Although the parking fee schedule has not been set, we have been assured that the charge for most of the spaces will encourage short-term high turnover parking.

The list of zoning deviations is long and arises largely from the location of the project in an "H" (apartment) district. However, the character of the area is not residential. The dimensions of medical office building and parking garage will be compatible with abutting structures.

The project will be fully taxable even though one of the general partners is a subsidiary of a tax-exempt institution.

The basic size and ownership requirements for a Planned Development Area are met; the design review process has resulted in the Development Plan presented today; the public hearing before the Authority has been duly advertised.

I recommend that the Authority approve the attached Development Plan for Planned Development Area No. 16. Appropriate votes follow.

VOTED: That in connection with the Development Plan for a parcel of land at the northeasterly corner of Longwood Avenue and Binney Street in the Fenway District of the City of Boston, presented at a public hearing duly held at the offices of the



Authority on December 8, 1983, and after consideration of the evidence presented at that hearing, the Boston Redevelopment Authority finds that said Plan (1) conforms to the general plan for the City of Boston as a whole; (2) contains nothing that will be injurious to the neighborhood or otherwise detrimental to the public welfare; and (3) does adequately and sufficiently satisfy all other criteria and specifications for a Planned Development Area subdistrict designation as set forth in the Boston Zoning Code as amended;

and further

VOTED: That pursuant to the provisions of Article 3, Section 1A, of the Boston Zoning Code as amended, the Boston Redevelopment Authority hereby approves the Development Plan for said parcel of land at the northeasterly corner of Longwood Avenue and Binney Street in the Fenway District of the City of Boston. Said Development Plan is embodied in a written document entitled "Development Plan for Planned Development Area No. 16, Longwood North Joint Venture, Developer, Northeast Corner of Longwood Avenue and Binney Street-Fenway District of the City of Boston", dated December 8, 1983, and in a series of plans listed in Exhibit II of said document; said document and plans shall be on file in the office of the Director of Zoning of the Authority;

and further

VOTED: That the Authority hereby authorizes the Director to petition the Zoning Commission of the City of Boston for a Planned Development Area subdistrict designation for the parcel of land which is the subject of the Development Plan for Planned Development Area No. 16; to execute in the name and on behalf of the Authority a Cooperation Agreement with the developer of said Planned Development Area; and to certify, in the name and on behalf of the Authority, that plans submitted to the Building Commissioner in connection with said Area are in conformity with said Development Plan.



PROPOSED  
PLANNED DEVELOPMENT AREA  
Longwood Ave. & Binney Street  
Fenway

 Area Involved  
 Area Notified  
 Zoning District Line

Scale: 1"=200'





## FACT SHEET

### Proposed Longwood North Planned Development Area Longwood Avenue and Binney Street Fenway District of Boston

DEVELOPER: Longwood North Joint Venture, consisting of two Massachusetts limited partnerships the general partners of which will be (1) a subsidiary of the Children's Medical Center Corporation and (2) three physicians who are currently trustees of the Longwood Avenue Medical Building Trust. The development will be fully taxable. Meredith & Grew, Inc., of Boston, are the Managing Developer for the Joint Venture.

ARCHITECT: Jung/Brannen Associates, Inc., of Boston.

SITE: 1.1 acres of land at the northeast corner of Longwood Avenue and Binney Street in the Fenway District of the City of Boston. The site is largely vacant and used as a parking lot. Two buildings will be demolished.

ESTIMATED COST OF CONSTRUCTION: \$13,250,000.

PROBABLE CONSTRUCTION SCHEDULE: To commence late spring or early summer of 1984, completion in approximately two years from starting date.

GENERAL DESCRIPTION: The proposed development is to consist of two components:

1. A five-story office building fronting on Longwood Avenue, with retail space on the ground floor and mezzanine. The building will be faced with masonry units and have tinted glass windows. The office space will be largely devoted to medical uses such as physician's offices, group practice clinics and laboratory facilities which will complement nearby medical institutions.
2. A four-story, six-level parking garage (one level located on the roof and one located below grade) of precast concrete with access from Binney Street, providing parking for a fee for approximately 500 cars.

A 6-foot strip of land along Longwood Avenue will be conveyed to the City to allow the widening of the roadway to forty feet and a public sidewalk of eight feet. The developer will provide new curbing, sidewalks, landscaping and benches along its Longwood Avenue frontage.

ZONING: The project is in an H-3 zoning district (apartments with a floor area ratio of 3.0) and in a Restricted Parking District. Exceptions from the Boston Zoning Code will be sought for the following deviations:

#### Sec. 8-7. Uses.

- a. Conditional Uses: professional offices (Use Item No. 39), clinic (No. 39A) and accessory parking (No. 72).



- b. Forbidden Uses: office building, bank (Use Item No. 41); real estate, insurance, or other agency office (No. 40); research laboratory (No. 48); non-accessory parking lot (No. 58); parking garage (No. 59); retail stores (No. 34); restaurant with no dancing or live entertainment (No. 37); and take-out restaurant (No. 36A).

Note: Although the site is in a residential district, the area is institutional in nature. The nearest properties are occupied by Beth Israel Hospital, Children's Hospital, the Longwood Medical Building, Massachusetts College of Art, Children's Cancer Center, New England Deaconess Hospital, Harvard Medical School; Judge Baker-Guidance Center, and Boston Edison.

- Sec. 15-1. Floor Area Ratio. Maximum 3.0; proposed 5.0.
- Sec. 18-1. Front Yard. 15 feet required; 8' provided; front entrance projects into yard provided. If land for street widening were not deducted from parcel, this 15 foot requirement would have been met, except for the projecting entrance.
- Sec. 19-4. Side Yard. 20 feet required on easterly side line; none provided.
- Sec. 20-4. Rear Yard. 30 feet required; none provided.
- Sec. 21-1. Setback of Parapet. 29 feet required from rear lot line; none provided.
- Sec. 2-1(44) Definition of Street. For purposes of zoning calculations, Binney Street, a private way open to the public, is treated as a public way.
- Sec. 10-1. Accessory parking within five feet of side lot line, on Binney Street northerly of garage entrance.
- Sec. 24-1. Loading Dock. 2 required; 1 provided.

The developer may choose to seek separate financing sources for the office and garage components. In that case, the project would be treated as two parcels for zoning purposes and the following additional deviations will arise:

- Sec. 8-7(71). Ancillary Use: Loading bay for office parcel will be on garage parcel.
- Sec. 15-1. Floor Area Ratio. Maximum 3.0; proposed 5.0 for each parcel.
- Sec. 18-1. Front Yard - Garage Parcel. 15 feet required, 7.5 feet provided.
- Sec. 10-1. Parking in Front Yard. Garage parcel, on Binney Street north of garage entrance.

- Sec. 19-4. Side Yards - Garage Parcel. 20 feet required; none provided on either side.
- Sec. 19-6. Side Yard - Office Parcel. 15 feet required for portion of side yard on Binney Street within 30 feet of garage parcel; 7.5 feet provided.
- Sec. 20-4. Rear Yard - Both Parcels. 30 feet required; none provided on either parcel.
- Sec. 21-1. Setback of Parapet - Garage Parcel. 17 feet required from front lot line; 7.5 feet provided; 37 feet required from rear lot line; none provided.
- Sec. 21-1. Setback of Parapet - Office Parcel. 33 feet required from rear lot line; none provided.
- Sec. 24-1. Loading Bays - Office Parcel. 2 required; none provided on  
24-2. office parcel. One is provided, for office building, on garage parcel.



December 8, 1983

BOSTON REDEVELOPMENT AUTHORITY

DEVELOPMENT PLAN FOR PLANNED DEVELOPMENT AREA NO. 16  
LONGWOOD NORTH JOINT VENTURE, DEVELOPER  
NORTHEAST CORNER OF LONGWOOD AVENUE AND BINNEY STREET  
FENWAY DISTRICT OF THE CITY OF BOSTON

DEVELOPER AND OWNER: Longwood North Joint Venture, consisting of two Massachusetts limited partnerships the general partners of which will be (1) a subsidiary of the Children's Medical Center Corporation and (2) three physicians who are currently trustees of the Longwood Avenue Medical Building Trust.

SITE: A parcel of land in the City of Boston, Suffolk County, Massachusetts, containing 48,891 square feet, or 1.1 acres, described in Exhibit I attached hereto. The site is vacant and used as a parking lot except for two buildings which will be demolished.

A. Permitted Uses: Office building, retail stores, professional offices and clinics not accessory to a hospital, laboratories, bank, real estate, insurance or other agency office, restaurant with no dancing or live entertainment, take-out restaurant, parking garage, parking lot and such accessory and ancillary uses as are detailed below under "M. Zoning Exceptions Required", and such uses as are allowed from time to time in an H-3 district.

B. Proposed Location and Appearance of Structures: The proposed development is to consist of two components: A five-story office building with basement fronting on Longwood Avenue, faced with masonry units, and a four-story, six-level parking garage (one level located on roof and one level below grade) of precast concrete with access from Binney Street, providing parking for a fee for approximately 500 cars. Both components are to be in general conformity with the schematic drawings by Jung/Brannen Associates, Inc., listed in Exhibit II attached hereto. Said drawings are hereby incorporated into this Development Plan.

Although development of the project will be continuous, either component of the project (parking garage or office building) may be constructed and financed independently of the other. For purposes of construction and financing the Site may be divided along a line dividing the office building component from the garage component; said line being approximately perpendicular to Binney Street and approximately 193 feet from the rear lot line of the Site. Either component, if constructed in accordance with this Plan, shall be deemed to comply with the requirements of this Development Plan.

C. Open Spaces and landscaping: Landscaping shall consist of trees, benches and decorative paving along the Longwood Avenue and Binney Street sides of the office building, substantially as shown on Drawing No. X-3. There will also be a landscaped atrium as shown on Drawings listed in Exhibit II. New curbing associated with the widening of Longwood Avenue (see "E" below) will be provided by the developer.



D. Density: The floor area ratios for the entire Planned Development Area, and for each component shall not exceed 5.0, calculated as shown on Exhibit III hereto.

E. Proposed Traffic Circulation: Vehicular access to and egress from the Planned Development Area will be provided by abutting streets. General access and egress for the parking garage will be from Binney Street. Limited access to the parking garage from Longwood Avenue will be provided along the westerly edge of property line of the Longwood Medical Building which abuts the easterly side line of the Planned Development Area. Pedestrian access to the Planned Development Area will be by the main entrance on Longwood Avenue and through a doorway connecting the office building and the parking garage.

A strip of land about 6 feet wide along Longwood Avenue shall be conveyed to the City by the Developer, sufficient in width to widen the roadway of Longwood Avenue to 40 feet and to provide a public sidewalk 8 feet wide.

Pedestrian bridges across Longwood Avenue and/or Binney Street may be provided to the office building at a later date subject to an amendment to this Plan and approval by the appropriate City agencies. It is anticipated that such bridges would be part of a network of elevated walkways connecting various buildings in the Medical Area.



- F. Parking and Loading Facilities: Approximately 500 off-street parking spaces and one loading bay are to be provided in a four-story, six-level parking garage, substantially as shown by Drawings listed in Exhibit II. Said loading bay will serve the office building but will be located in the garage structure. A bicycle rack is to be provided in the garage near the ground level passenger drop-off.
- G. Access to Public Transportation: The Planned Development Area is presently served by the Arborway branch of the MBTA Green Line, which stops at the intersection of Huntington Avenue and Longwood Avenue. Several MBTA bus routes also service the Site. Route 47, along Longwood Avenue, runs between Central Square and City Hospital; Route 60, along Brookline Avenue, runs between Chestnut Hill and Kenmore Square, and Route 65, along Brookline Avenue, runs between Brighton and Kenmore Square.
- H. Proposed Dimensions of Structures: The dimensions of the office building and parking garage are to be in general conformity with the drawings listed in Exhibit II of this Development Plan. The height of neither building is to exceed 70 feet.
- I. Proposed Building Elevations: The elevations of the office building and parking garage are to be substantially as shown in the drawings listed in Exhibit II of this Development Plan.
- J. Schematic Layout Drawings: Schematic layout drawings have been included in the drawings listed in Exhibit II of this Development Plan.



- K. Exterior Building Material: The exterior of the office building is to be of masonry units. Windows in the office building are to be of insulated glass with aluminum frames. The exterior of the garage structure will be of precast concrete.
- L. Design Review: Materials and treatment of the building facades, landscaping and paving materials and location and appearance of exterior signs shall be subject to the Boston Redevelopment Authority's design review process.
- M. Zoning Exceptions Required: The project is in an H-3 zoning district (apartments with a floor area ratio of 3.0) and in a Restricted Parking District. Exceptions from the Boston Zoning Code will be sought for the following deviations:

Sec. 8-7. Uses.

- a. Conditional Uses: professional offices (Use Item No. 39), clinic (No. 39A) and accessory parking (No. 72).
- b. Forbidden Uses: office building, bank (Use Item No. 41); real estate, insurance, or other agency office (No. 40); research laboratory (No. 48); non-accessory parking lot (No. 58); non-accessory parking garage (No. 59); retail stores (No. 34); restaurant with no dancing or live entertainment (No. 37); and take-out restaurant (No. 36A).



Note: Although the site is in a residential district, the area is institutional in nature. The nearest properties are occupied by Beth Israel Hospital, Children's Hospital, the Longwood Medical Building, Massachusetts College of Art, Sidney Farber Cancer Center, New England Deaconess Hospital, Harvard Medical School, Judge Baker Guidance Center, and Boston Edison.

Sec. 15-1. Floor Area Ratio. Maximum 3.0; proposed no more than 5.0.

Sec. 18-1. Front Yard. 15 feet required; 8 feet provided; front entrance with overhead canopy projects into yard provided. If land for street widening were not deducted from parcel, this 15 foot requirement would have been met, except for the projecting canopied entrance.

Sec. 19-4. Side Yard. 20 feet required on easterly side line; none provided.

Sec. 20-4. Rear Yard. 30 feet required; none provided.

Sec. 21-1. Setback of Parapet. 29 feet required from rear lot line; none provided.

Sec. 2-1(44) Definition of Street. For purposes of zoning calculations, Binney Street, a private way open to the public, is treated as a public way.



Sec. 10-1. Accessory parking within five feet of side lot line, on Binney Street northerly of garage entrance.

Sec. 24-1. Loading Dock. 2 required; 1 provided.

The developer may choose to seek separate financing sources for the office and garage components. In that case, the project would be treated as two parcels for zoning purposes and the following additional deviations will arise:

Sec. 8-7(71). Ancillary Use: Loading bay for office parcel will be on garage parcel.

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Sec. 18-1. Front Yard - Garage Parcel. 15 feet required, 7.5 feet provided.

Sec. 10-1. Parking in Front Yard. Garage parcel, on Binney Street north of garage entrance.

Sec. 19-4. Side Yards - Garage Parcel. 20 feet required; none provided on either side.

Sec. 19-6. Side Yard - Office Parcel. 15 feet required for portion of side yard on Binney Street within 30 feet of garage parcel; 7.5 feet provided.

Sec. 20-4.     Rear Yard - Both Parcels. 30 feet required; none provided on either parcel.

Sec. 21-1.     Setback of Parapet - Garage Parcel. 17 feet required from front lot line; 7.5 feet provided; 37 feet required from rear lot line; none provided.

Sec. 21-1.     Setback of Parapet - Office Parcel. 33 feet required from rear lot line; none provided.

Sec. 24-1, 24-2.     Loading Bays - Office Parcel. 2 required; none provided on office parcel. One is provided, for office building, on garage parcel.



EXHIBIT I

Longwood North Office/Retail/Parking Complex

Development Plan

DESCRIPTION OF PREMISES

A certain parcel of land with the improvements located thereon, if any, now known as and numbered 325-333 Longwood Avenue and 93-101 Binney Street, in that part of Boston, Suffolk County, Massachusetts, known as Roxbury, bounded and described as follows:

- SOUTHWESTERLY: by said Longwood Avenue by two lines measuring, respectively, one hundred forty-one and 62/100 (141.62) feet and seven and 32/100 (7.32) feet;
- SOUTHEASTERLY: by land now or formerly of John F. Jewett, et al., Trustees of the Longwood North Medical Building Trust, sixty-nine and 36/100 (69.36) feet;
- SOUTHEASTERLY: by land now or formerly of The Children's Hospital and by land now or formerly of John F. Jewett, et al., Trustees, two hundred forty-two and 47/100 (242.47) feet;
- NORTHEASTERLY: by land now or formerly of Beth Israel Hospital Association, one hundred sixty-six and 68/100 (166.68) feet; and
- NORTHWESTERLY: by Binney Street, three hundred seven and 15/100 (307.15) feet.

Containing 48,891 square feet, more or less.

Longwood North  
Retail/Commercial/Garage Complex  
Development Plan

Exhibit II

A set of thirteen drawings entitled "Longwood North Area Plan; a Joint Venture of the Longwood Medical Building Trust and The Children's Medical Center."

| <u>Drawing No.</u> | <u>Title</u>                      |
|--------------------|-----------------------------------|
| X1                 | Property Location Plan            |
| X2                 | Site Plan                         |
| X3                 | Longwood Avenue<br>Landscape Plan |
| A1                 | Basement Plan                     |
| A2                 | First Floor Plan                  |
| A3                 | Second Floor Plan                 |
| A4                 | Third Floor Plan                  |
| A5                 | Fourth Floor Plan                 |
| A6                 | Fifth Floor Plan                  |
| A7                 | Roof Plan                         |
| A8                 | Longitudinal Section              |
| A9                 | South and North Elevations        |
| A10                | West and East Elevations          |

All drawings except Drawing No. X2 are by Jung/Brannen Associates, Inc., of Boston, and Drawing No. X2 is by R. E. Cameron & Associates, Inc., of Norwood. All plans are dated December 1, 1983.



Longwood North  
Retail/Office/Garage Complex  
Development Plan

Exhibit III

Floor Area Ratio Calculation

The gross floor areas of the proposed structure for F.A.R. purposes are as follows:

|                 |                   |
|-----------------|-------------------|
| Office Building | 76,938 SF         |
| Parking Garage  | <u>147,436 SF</u> |
| TOTAL           | 224,374 SF        |

Assuming a 48,891 sq. ft. parcel, the F.A.R. for the entire project is computed thus:

$$\text{Entire Project} = \frac{224,374}{48,891} = 4.59$$

Assuming a 17,411 square foot parcel for the office building component and a 31,480 square foot parcel for the garage component, the F.A.R. for the components are computed thus:

$$\text{Office Building} = \frac{76,938}{17,411} = 4.42 \quad \text{Garage} = \frac{147,436}{31,480} = 4.68$$

Because it is intended that a strip approximately 7 feet wide along the front of the development parcel will be conveyed to the City of Boston to provide an 8-foot wide sidewalk along Longwood Avenue, the gross square footage of the parcel will be reduced to approximately 47,850 sq. ft. Using this figure, the F.A.R. for the entire project would be computed thus:

$$\frac{224,374}{47,850} = 4.69$$

This conveyance will also reduce the area of the lot on which the office building component will be located to 16,370 sq. ft.

MASCO

Using this figure, the F.A.R. for the office building component would be computed thus:

$$\frac{76,938}{16,370} = 4.7$$

Because these figures have not been finalized, exceptions from Section 15-1 of the Boston Zoning Code will be required for an F.A.R. of 5.00.



# MASCO

MEDICAL AREA SERVICE CORPORATION

November 29, 1983

RECEIVED

NOV 30 1983

BOSTON REDEVELOPMENT AUTHORITY  
OFFICE OF THE DIRECTOR

Mr. Robert J. Ryan, Director  
Boston Redevelopment Authority  
One City Hall Square  
Boston, MA 02201

Dear Bob:

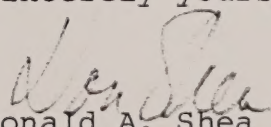
On December 8, 1983, the Boston Redevelopment Authority will conduct a public hearing on the application of Longwood North Associates, a joint venture between the Children's Medical Center and Longwood Medical Building Trust for a Planned Development Area designation for the proposal known as Longwood North. Please let this inform you of MASCO's enthusiastic support of Longwood North.

As the shared-service organization created by the major medical and educational institutions listed above, MASCO has been designated to serve as coordinator of planning and development activities in the Longwood Medical Area. The Longwood North project represents an outstanding opportunity for the advancement of several area-wide goals, as summarized in the Framework: Master Programming for the Longwood Medical Area, enclosed.

MASCO has worked closely with your staff, other city departments, and representatives of the joint venture in the evolution of the Longwood North Project. We are very excited about its ability to increase the provision of retail and commercial facilities, as well as to improve several sub-standard circulation conditions on Longwood Avenue. The project will provide significant open space and other pedestrian amenities. Furthermore, it is an extremely handsome and sensitively designed building.

I respectfully urge the approval of the PDA application, and I look forward to continuing our work with the developers and BRA staff. Thank you for your consideration, and best personal wishes.

Sincerely yours,

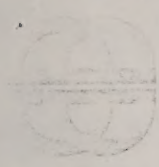
  
Donald A. Shea

Manager of Development Coordination

DAS:jgs  
Enclosure

## MEMBER INSTITUTIONS

- Beth Israel Hospital
- Brigham and Women's Hospital
- The Children's Hospital
- Dana-Farber Cancer Institute
- Emmanuel College
- Harvard University
  - Medical School
  - School of Dental Medicine
  - School of Public Health
- Joslin Diabetes Center
- Massachusetts College of Pharmacy and Allied Health Sciences
- New England Deaconess Hospital
- Simmons College
- Wheelock College
- Winsor School



Massachusetts College of Pharmacy  
and Allied Health Sciences

December 6, 1983

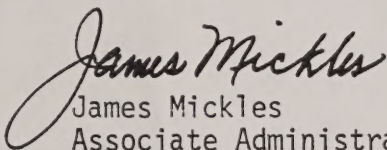
Mr. Robert J. Ryan, Director  
Boston Redevelopment Authority  
One City Hall Square  
Boston, MA 02201

Dear Mr. Ryan:

As one of the institutions in the Longwood Medical Ave, the Massachusetts College of Pharmacy and Allied Health Sciences supports the PDA application of Longwood North Associates for the proposal known as Longwood North. This project will provide for additional retail and commercial space in keeping with the planning document for the improvement of Longwood Avenue. In addition, the widening of this portion of Longwood Avenue should ease some of the circulation problems that presently exist in the area.

The College respectfully recommends that the application of Longwood North Associates receives favorable consideration.

Sincerely,

  
James Mickles

Associate Administrative Dean